

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Seattle

State: WA

PJ's Total HOME Allocation Received: \$63,419,733

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 14			
<u>Program Progress:</u>							
% of Funds Committed	96.56 %	95.93 %	7	94.94 %	72		68
% of Funds Disbursed	87.34 %	88.57 %	10	84.35 %	60		54
Leveraging Ratio for Rental Activities	6.05	6.83	1	4.59	100		100
% of Completed Rental Disbursements to All Rental Commitments***	88.24 %	93.72 %	12	81.38 %	56		37
% of Completed CHDO Disbursements to All CHDO Reservations***	78.18 %	79.79 %	8	68.05 %	65		62
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	98.44 %	93.57 %	4	79.65 %	100		90
% of 0-30% AMI Renters to All Renters***	71.52 %	63.98 %	5	44.76 %	100		87
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	98.78 %	99.07 %	10	94.31 %	63		53
<u>Overall Ranking:</u>				In State:	7 / 14	Nationally:	96 93
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$35,481	\$25,028		\$25,245	899 Units		11.80 %
Homebuyer Unit	\$34,930	\$19,416		\$14,395	267 Units		3.50 %
Homeowner-Rehab Unit	\$14,827	\$19,280		\$20,186	263 Units		3.40 %
TBRA Unit	\$687	\$1,680		\$3,142	6,200 Units		81.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$122,494	\$208,114	\$15,685
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	0.5 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	42.0	60.3	65.0	29.6
Black/African American:	36.7	13.9	24.3	50.8
Asian:	2.6	9.4	0.0	0.5
American Indian/Alaska Native:	2.8	0.7	0.8	4.2
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.7
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.1
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.2
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.5
Other Multi Racial:	0.6	3.0	0.0	0.6
Asian/Pacific Islander:	4.6	7.1	7.6	3.9

ETHNICITY:

Hispanic	9.7	5.6	2.3	8.9
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HOUSEHOLD SIZE:

1 Person:	72.1	54.3	61.2	1.7
2 Persons:	11.1	13.9	20.2	31.2
3 Persons:	7.1	13.5	8.0	30.3
4 Persons:	4.3	11.2	6.1	19.0
5 Persons:	2.6	3.7	3.0	10.9
6 Persons:	1.9	1.9	0.8	3.8
7 Persons:	0.7	1.1	0.4	1.9
8 or more Persons:	0.2	0.4	0.4	1.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.3	56.2	25.1	3.8
Elderly:	13.3	1.5	49.0	0.4
Related/Single Parent:	15.1	15.4	11.0	76.0
Related/Two Parent:	6.2	21.7	11.0	19.3
Other:	2.0	5.2	3.8	0.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	54.3	0.0 [#]
HOME TBRA:	0.0	
Other:	7.9	
No Assistance:	37.8	

of Section 504 Compliant Units / Completed Units Since 2001 82

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 96
 State Rank: 7 / 14 PJs (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags Overall Rank: 93
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	88.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.78	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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